



CITY OF RIVERSIDE

Building & Safety Division

Phone: (909) 826-5697

❖ WHEN TO CALL FOR INSPECTIONS ❖

(RESIDENTIAL STRUCTURES)

Inspection Request Phone (909) 826-5361

- ** Inspection requests phoned in at the above number 24 hours a day with a touch tone phone. Inspection requests received by 5:00 pm will be performed the following work day. Inspectors may be reached in the office between 7:00 - 8:00 a.m. and 4:00 - 4:30 p.m. to discuss problems or to arrange special inspection times for the following day.
- ** The general contractor/owner-builder or his duly authorized representative is responsible for verifying that all work is complete prior to requesting an inspection. This authorized representative shall also be responsible for walking with the inspector on all inspections and for coordinating all of his sub-contractors duties relevant to correction items cited by the inspector. Re-inspections will be made as requested after all corrections have been made.

The following sequence should provide a guideline for clarifying when to call for inspections. Deviation from this sequence may be granted by the Building Inspector if sufficient reasons or conditions are cited and code compliance can be met without adverse effects.

1. **FOUNDATION INSPECTION:** To be made after excavations for footings are complete and all forms and required reinforcing bars are in place. Rough underground waste plumbing to be in place and provided with a water test (cap all ends and openings and provide a 10 foot head of water). Hold-down anchors may be required to be fixed in place prior to inspection approval.
2. **CONCRETE SLAB OR UNDER-FLOOR INSPECTION:** To be made after slab grading is complete and all required vapor barriers and slab reinforcement is installed as per plans. All under-slab or under-floor piping and other ancillary equipment items are in place and protected from contact with concrete. Screed boards or string lines shall be furnished by the contractor or owner to facilitate inspection of the slab thickness. This inspection must be performed and approved before placement of concrete slab or floor sheathing.
3. **ROOF SHEATHING INSPECTION:** To be made after all roof sheathing is in place and nailed as per the approved plans, but before any roofing materials are applied or loaded on the roof. Any required plywood shear panels on exterior walls must also be nailed per the approved plans and inspected before being covered by exterior finish materials.

4. **MASONRY FIREPLACE INSPECTION:** The following inspections must be called for during the construction of masonry fireplaces:
- a) Footing (may be done during foundation inspection)
 - b) Throat (before chimney construction, after fire box construction)
 - c) Anchor Straps (at each plate line)
 - d) Bond Beam (before grouting of chimney)

The common practice of grouting as the fireplace chimney goes up is allowed only with specific permission of the building inspector.

5. **FRAME INSPECTION:** To be made after all framing and roofing is completed (tile roofing need not be complete if the roof has been made substantially weather tight). All rough plumbing (including fire sprinkler piping, if required), mechanical and electrical installations must be in place. Water supply piping (hot and cold) shall be under pressure and any second story shower and/or tubs shall be filled with water along with all drain, waste and vent piping below the overflow level of the tubs. Fireplace must be completed. Stucco lath must be in place and nailed as per approved plans. Window frames and exterior door frames must be in place and properly flashed.
6. **INSULATION INSPECTION:** To be made after all required insulation is in place, opening caulked and required sealing done.
7. **DRYWALL INSPECTION:** To be made after all drywall (or interior lath) and all attachments are fastened in place as per the approved plans. To be approved before scratch-coat is applied and before any drywall mud is applied
8. **SEWAGE DISPOSAL & WATER SERVICE FROM METER TO HOUSE INSPECTION:** To be made after trenches are dug, piping is in place and the appropriate test is applied. The general contractor is responsible for supplying the inspector with an accurate as-built drawing showing locations of these lines. This inspection must be done before any piping is covered or trenches back filled.
9. **FINAL INSPECTION:** To be made when structure is ready for occupancy. This shall include proper lot drainage, address posted, all plumbing fixtures connected and operable, all electrical fixtures and devices in place and electrically connected, insulation certificate posted, structure clean of debris or stored materials, thermal mass areas (if any) installed as per approved plans (other floor coverings are optional), wall finishes complete as per approved plans, etc.

Please be advised that all final inspections must be cleared (in writing) before utilities are released and a Certificate of Occupancy is issued. This includes final clearance from not only the Building & Safety Division but also Planning, Public Works, Water Utilities, Fire Department and Business Tax.

NOTE: When scheduling inspections through our automated phone system, you must know your permit number, date of inspection, and inspection code (which may be found on the back of your job card).